

In the matter of the Planning Act, R.S.O. 1990, c. P.13, s. 45:

DECISION: File No. Minor Variance A-10/25 – 100 Queenston Street

Assessment Roll No. 2627020022087000000

Description of the Land and Purpose and Effect of the Proposed Minor Variance:

Minor Variance Application A-10/25 is made to facilitate the construction of an addition to the existing dwelling as well as a new covered deck and requests relief as follows:

1. Maximum lot coverage from 17%, as required in the Zoning By-law, to 22% for the proposed addition and covered deck; and
2. Maximum building face (including attached garage) of lot frontage from 50%, as required in the Zoning By-law, to 80.5% for the proposed dwelling.

Decision: Granted, subject to the conditions in Schedule A.

Reasons: The Committee of Adjustment considered the oral and written submissions and agrees with the minor variance report analysis and recommendation that this application meets the four Planning Act tests for minor variance:

- a. The variance is minor in nature.
- b. The variance is appropriate for the development of the land.
- c. The general intent and purpose of the Zoning By-law is maintained.
- d. The general intent and purpose of the Official Plan is maintained.

Date of Decision: June 19, 2025.

The last date for filing a notice of appeal is July 9, 2025.

A notice of appeal:

1. must be filed with the Secretary-Treasurer;
2. must set out the reasons for the appeal; and
3. must be accompanied by the fee required by the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this decision may be made by filing a notice of appeal with the Secretary-Treasurer by one (1) of the following means:

1. Through the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting the Town of Niagara-on-the-Lake as the Approval Authority; or,
2. Through providing physical copies of the appeal materials to Town Hall 1593 Four Mile Creek Road, P.O. Box 100, Virgil, ON L0S 1T0
3. Through providing electronic copies of the appeal materials to the Secretary-Treasurer at natalie.thomson@notl.com.

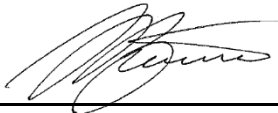
The appeal fee can be paid online through e-file or by certified cheque/money order and submitted to the Town (certified cheque/money order to be addressed to the Minister of Finance, Province of Ontario). Further information and the required forms are available on the OLT website at www.olt.gov.on.ca.

Further notice and appeal eligibility:

Please note neighbours and other interested parties not defined by the Planning Act are no longer eligible to file appeals for this application as per Bill 23, More Homes Built Faster Act, 2022. Planning Act appeals may be filed by the applicant, the Minister of Municipal Affairs and Housing, a “specified person” (as defined by Planning Act 1(1)), and any “public body” (as defined by Planning Act 1(1)).

Information regarding the Local Planning Appeals Tribunal can be found at;
<https://www.ontario.ca/document/citizens-guide-land-use-planning/ontario-land-tribunal>

Consent was obtained by the Secretary Treasurer on June 19, 2025 to insert electronic signatures below;



Steve Bartolini
Committee of Adjustment



Margaret Louter (Vice Chair)
Committee of Adjustment



Eric Lehtinen (Chair)
Committee of Adjustment



Paul Johnson
Committee of Adjustment



Angelo Miniaci
Committee of Adjustment

I, Natalie Thomson, Secretary Treasurer of the Committee of Adjustment for the Town of Niagara-on-the-Lake, hereby certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded herein.

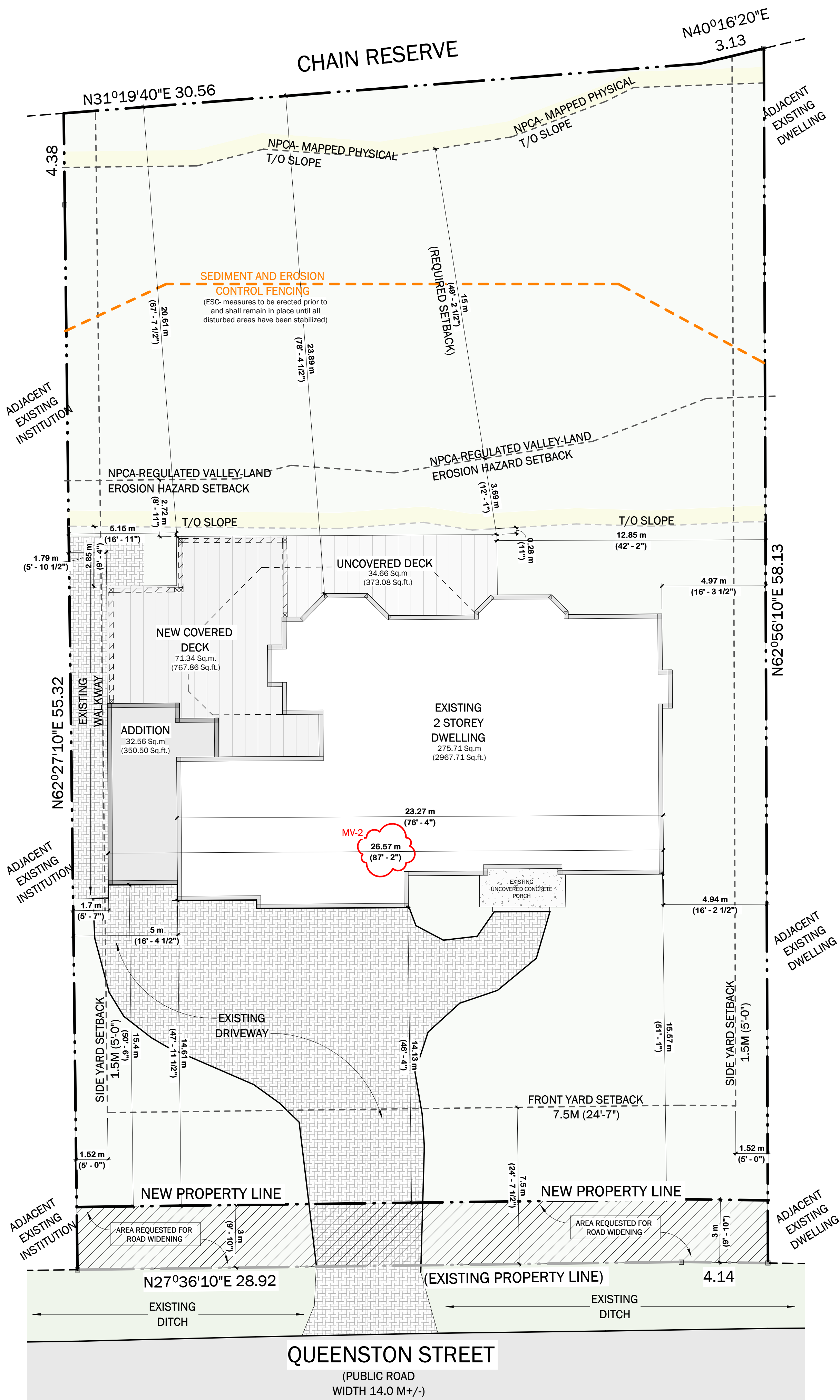
DATED at the Town of Niagara-on-the Lake on June 20, 2025.



Natalie Thomson, Secretary Treasurer

Schedule A

- 1.1.1 That the Owner/Applicant provide a Geotechnical Report, which establishes the Stable Top of Slope for the subject lands, to the Niagara Peninsula Conservation Authority for review and approval;
- 1.1.2 That the Owner/Application obtain a Niagara Peninsula Conservation Authority Works Permit for all instances of proposed development within the 15-metre setback of the Stable Top of Slope, as determined in accordance with Condition 1.1.2, to the satisfaction of the Niagara Peninsula Conservation Authority; and
- 1.1.3 That the Owner/Applicant dedicate a 3-metre road widening along Queenston Street, to the satisfaction of the Director of Operations.



SITE PLAN (for minor variance)

1:125

SITE PLAN LEGENDS	
	LANDSCAPE
	PROPOSED/ENHANCED LDSP.
	PROPOSED PAVEMENT
	EXISTING PAVEMENT/ROAD
	WATER/POOL
	NEW ROAD WIDENING AREA
	PROPOSED RETAINING WALL
	PROPOSED BUILDING
	EXISTING BUILDING
	PROPERTY LINE
	MIN. SET BACK
	EX. ADJECENT LOT
	NPCA SETBACK
	MTO SET BACK FENCE
	SIB.
	F.G. LABLE
	EX. TREE/LANDSCAPE
	PROPOSED TREE/LANDSCAPE

*SEE SITE PLAN NOTES **F.G.SHALL REFER TO FINAL GRADING PLANS

SITE PLAN ZONING & STATISTICS				
ZONING INFORMATION				
ADDRESS		100 QUEENSTON STREET		
ZONING AND BY-LAW		ER-2		
ITEMS	REQUIRED	PROVIDED		
LOT FRONTAGE (MIN.)	30.0M	33.6M (EXISTING)		
FRONT YARD (MIN.)	7.5M	7.5M		
SIDE YARD (MIN.)	1.5M	1.5M		
REAR YARD (MIN.)	9.0M	9.0M		
BUILDING HEIGHT/# OF STORY (MAX)	10.0M	5.2 M PROPOSED		
RESTRICTIONS	MTO	CONSERVATIONS	EASEMENTS	SPA
SPECIAL LIMITS		✓		
COVERAGE CALCULATIONS				
EXISTING LOT AREA	1861.45 m² (20036.48 SF)			
NEW LOT AREA (AFTER ROAD WIDENING)	1762.25 m² (18968.74 SF)	100%		
TOTAL PROPOSED DWELLING	379.60 m² (4086.07 SF)	21.54% (MAX. 17%)		
EXISTING DWELLING	275.71 m² (2967.71 SF)			
ADDITION	32.56 m² (350.50 SF)			
PROPOSED NEW COVERED DECK	71.34 m² (767.86 SF)			
PROPOSED NEW UNCOVERED DECK	34.66 m² (373.08 SF)			
LANDSCAPE AREA	1223.70 m² (13171.85 SF) (MIN. REQ. 8535.93 SF)	69.44% (MIN. 45%)		
PROPOSED BUILDING FACE	26.57 M	30.36% (MAX. 50%)		

8.2 ESTABLISHED RESIDENTIAL (ER2) ZONE

In the Queenston Community Zoning District - Established Residential (ER2) Zone, no land shall be used and no building or structure shall be used, altered or erected except in accordance with the following uses and provisions:

8.2.1 Permitted Uses:

- A single detached dwelling
- A bed and breakfast establishment in accordance with Section 6.5
- A home occupation or home profession in accordance with Section 6.24
- A public use in accordance with Section 5.381 (as amended by 4316Y-12)
- A group home in accordance with Section 6.20
- Accessory buildings and structures in accordance with Section 6.1
- Cottage rental (added by 4316AI-13, OMB PL130581, December 5, 2013)

8.2.2 Zone Requirements: (as amended by 4316N-11)

(a)	Minimum lot frontage:	
(i)	Lots fronting on the Niagara River Parkway with no Service Road access and along the south side of York Road	60 m (196.85 ft)
(ii)	All other lots	30 m (98.43 ft)
(b)	Minimum lot area:	
(i)	Lots fronting on Niagara River Parkway with no Service Road access and along the south side of York Road	2,700 m² (29,063 ft²)
(ii)	All other lots	1,350 m² (14,531 ft²)
(c)	Maximum lot coverage	15%
(d)	Minimum landscaped area	45%
(e)	Minimum front yard setback:	
(i)	On lots fronting on Niagara River Parkway with no Service Road access	25.0 m (82.0 ft)

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S8, p. 3

Queenston Community Zoning District Comprehensive Zoning By-Law 4316-09, as amended

(ii)	On lots fronting on Niagara River Parkway with Service Road access and along the south side of York Road	15.0 m (49.21 ft)
(iii)	On all other lots	7.5 m (24.61 ft)
(f)	Minimum interior side yard setback	1.5 m (5.0 ft)
(g)	Minimum exterior side yard setback	9.0 m (29.53 ft)
(h)	Minimum rear yard setback	9.0 m (29.53 ft)
(i)	Maximum building face (including attached garage) of lot frontage	50%
(j)	Maximum building height	10.0 m (32.8 ft)
(k)	Attached garages shall not exceed 50% of the width of the building face of the dwelling	
(l)	Covered porches can project 1.5 m (5.0 ft) in front of the building face of the dwelling	
(m)	Minimum accessory building yards setback	1.5 m (5.0 ft)
(n)	Minimum accessory building exterior yard setback	4.5 m (14.76 ft)

ZONING BY-LAW NO. 4316-09 (ZONED: ER2)

ISSUED FOR
MINOR
VARIANCE

DISCLAIMER:
: RENDERINGS/FLOORPLANS ARE ARTISTS CONCEPTIONS. ALL FLOOR PLANS ARE APPROXIMATE DIMENSIONS. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL PLANS MAY BE SUBJECT TO MIRRORING. DESIGN TO BE CONFIRMED WITH ACTUAL ZONING BY-LAW FOR SUBJECT LOTS ONCE AN ACTUAL PARCEL AND MUNICIPALITY HAS BEEN CONFIRMED BY THE CLIENT

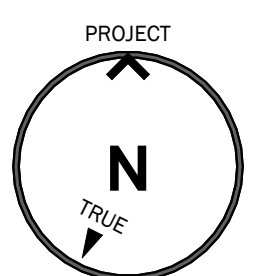
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No.	DATE	DESCRIPTION:	BY:
1	2023	Revision 3	

COMMISSION: 2024-162

MERANI RESIDENCE

100 QUEENSTON STREET,
NIAGARA-ON-THE-LAKE



A · C · K
architects
STUDIO INC.

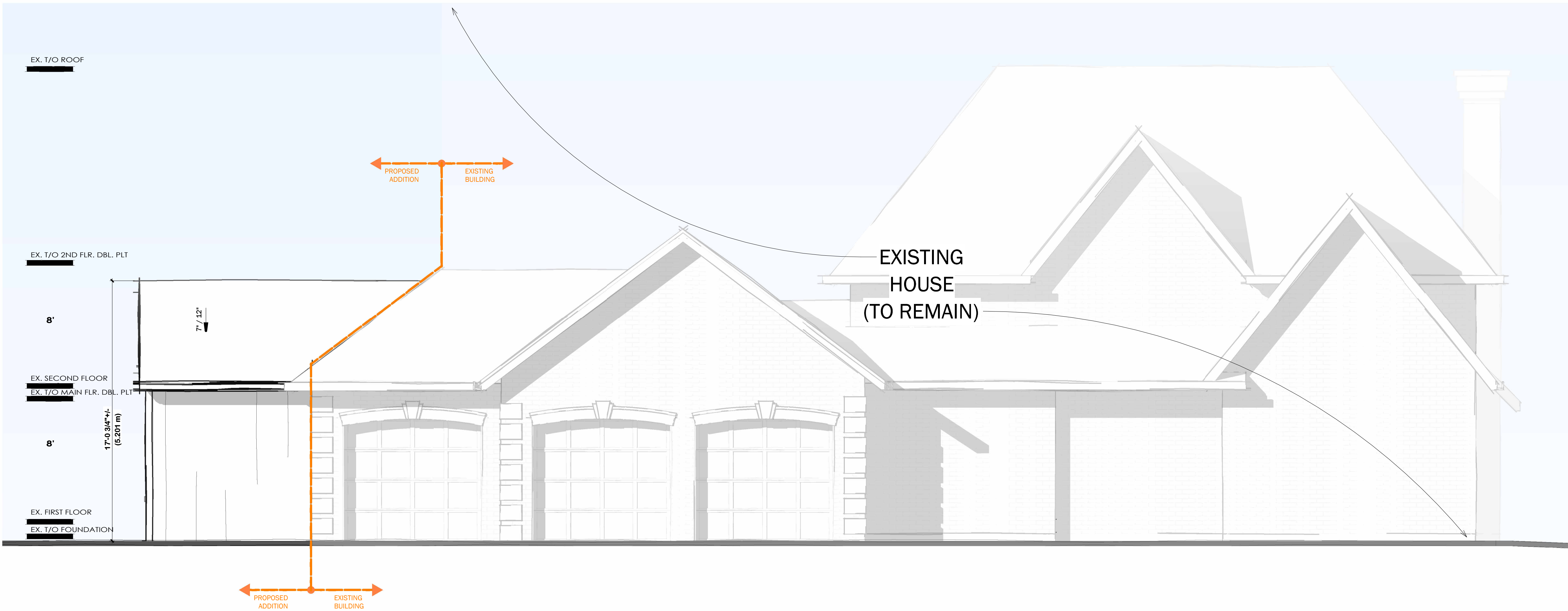
Architectural Office:
290 Glendale Ave, St. Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

SITE PLAN (for minor variance)

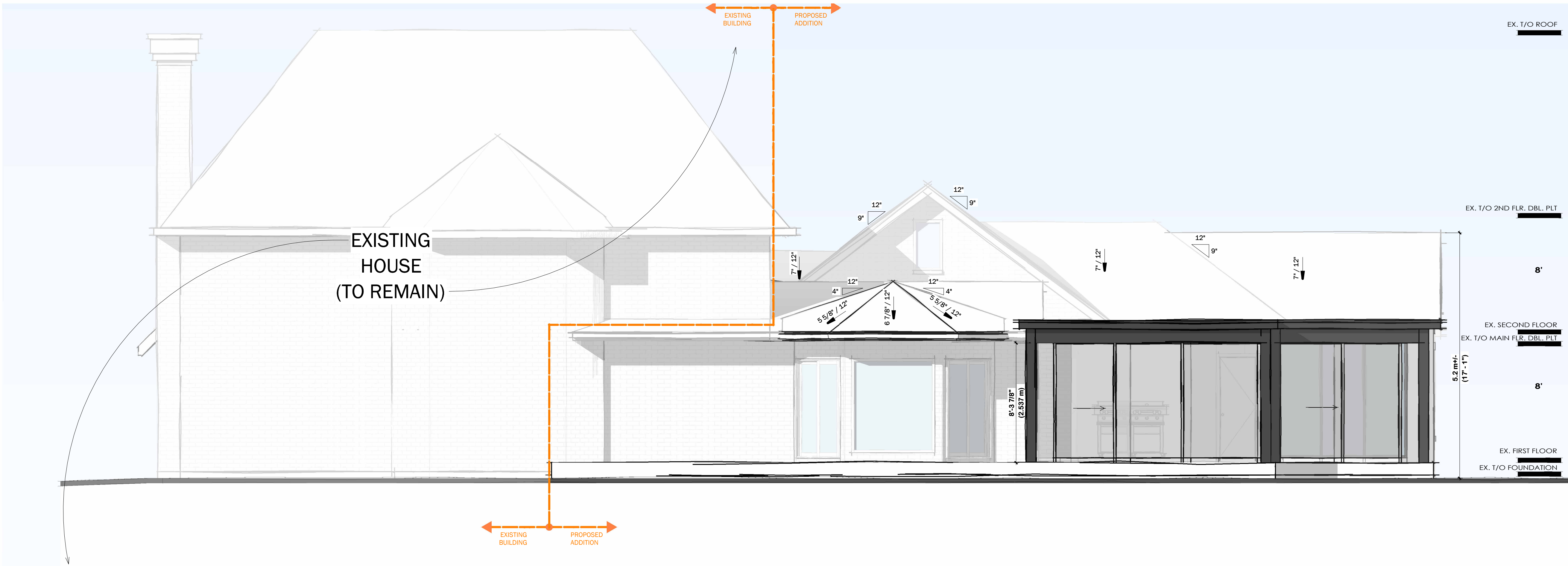
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CHECKED BY:	XX		
DATE ISSUED:	2023		
PROJECT No.:	2024-162		

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FRONT ELEVATION

1 : 48



REAR ELEVATION

1 : 48

ISSUED FOR
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COMMISSION: 2024-162

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100 QUEENSTON STREET,
NIAGARA-ON-THE-LAKE

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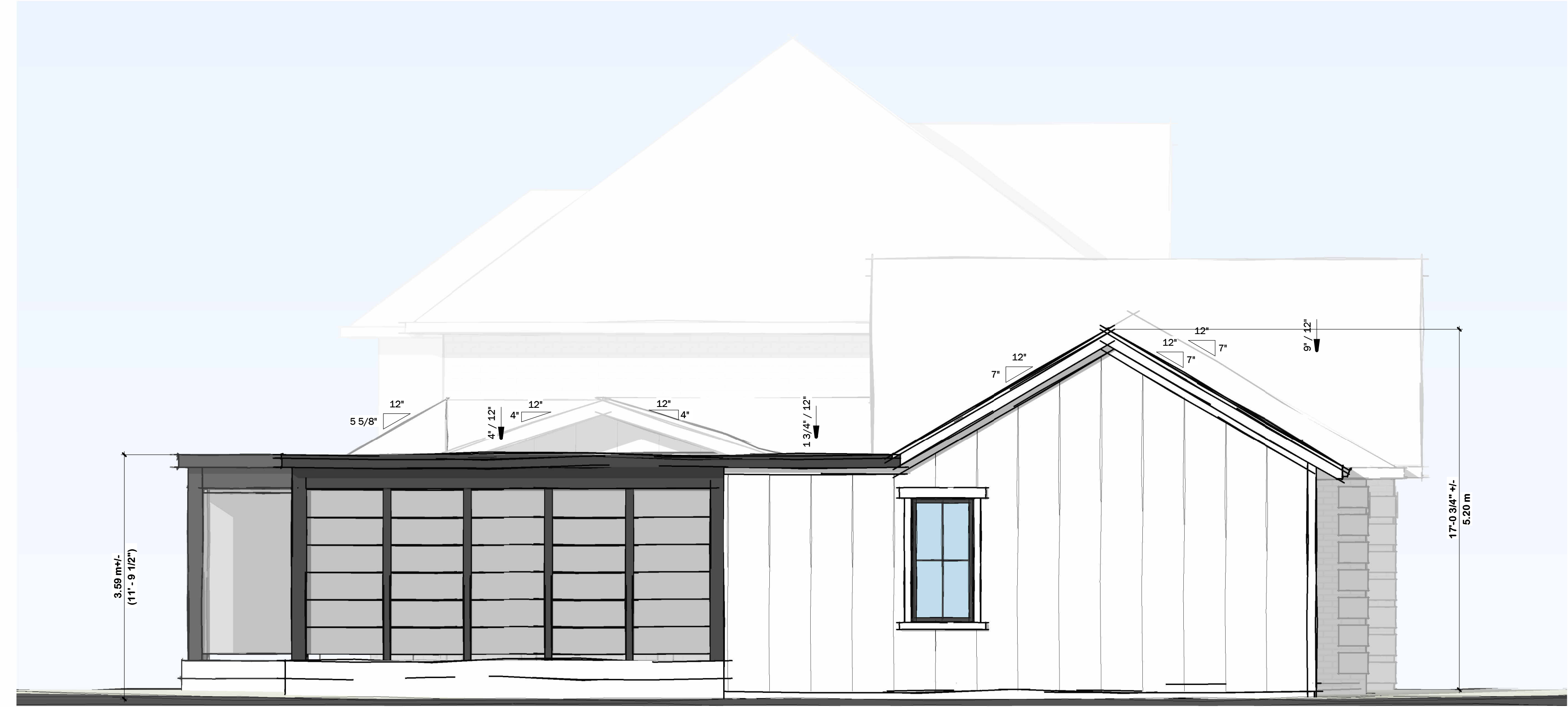
Architectural Office:
290 Glendale Ave, St.Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

BUILDING ELEVATIONS
(FRONT REAR)

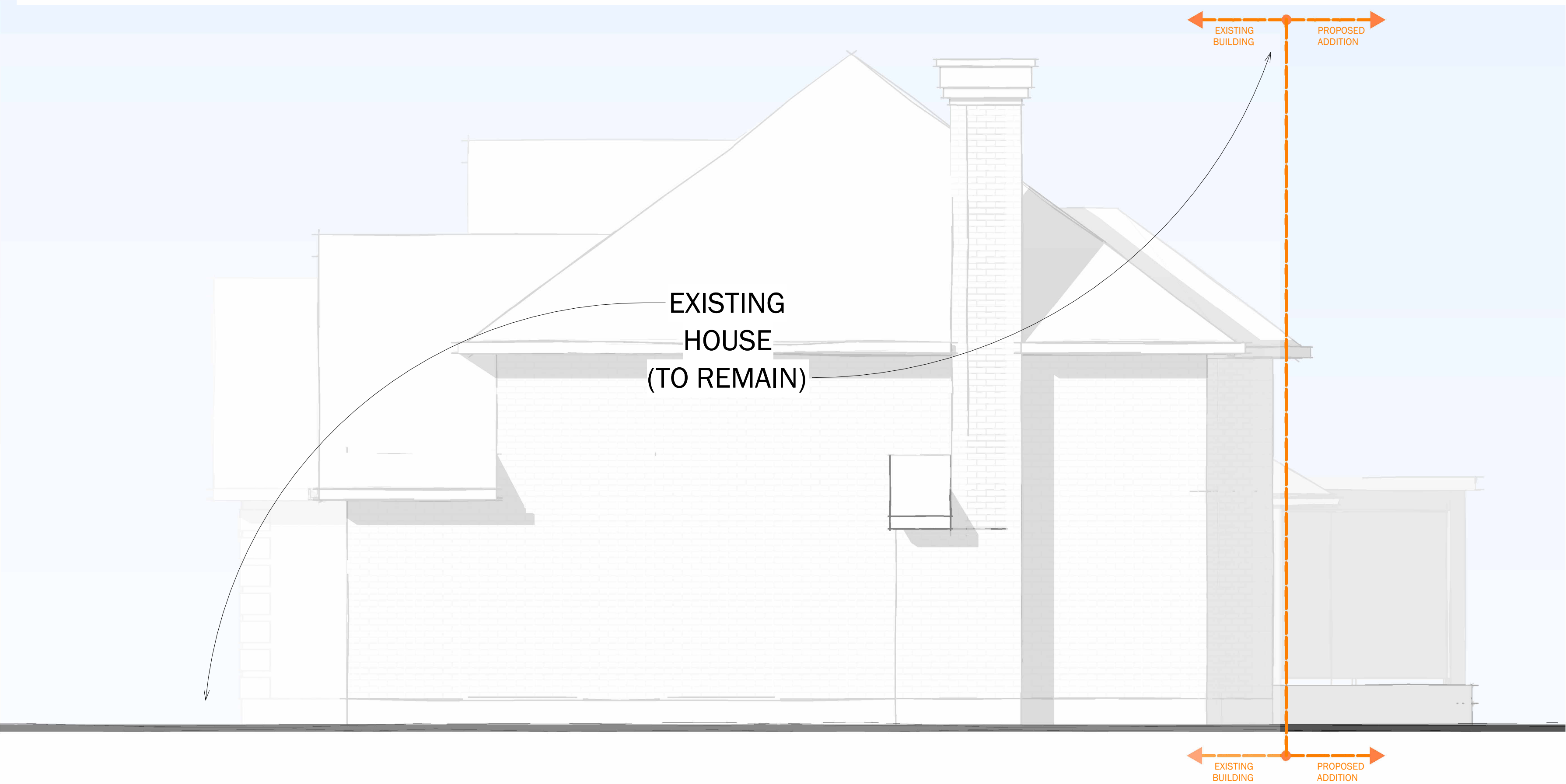
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DATE ISSUED:		
PROJECT No.:	2024-162	

A2.1



LEFT ELEVATION

1 : 48



RIGHT ELEVATION

1 : 48

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COMMISSION: 2024-162

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NIAGARA-ON-THE-LAKE

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architects
STUDIO INC.

Architectural Office:
290 Glendale Ave., St.Catharines, ON, L2T 2L3
905 984 5545

SHEET TITLE:

BUILDING ELEVATIONS
(SIDE)

DRAWN BY: NS

DRAWING No.:

CHECKED BY: XX

DATE ISSUED:

PROJECT No.: 2024-162

A2.2